THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13120063** Return to: Warranty Title Insurance Co 2400 Crestmoor Road Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2014. Notary Public My Commission Expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Seth Neller and Sarah Neller 5948 Westheimer Drive Brentwood TN 37027	Send Tax Bills To: Tennessee Bank and Trust 4007 Hillsboro Road Nashville, TN 37027	Tax Information: Tax Parcel ID No. 172050B15100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kurt M. Schlachter and Lisa D. Schlachter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth Neller and Sarah Neller, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Final Plat for Sterling Oaks, Phase III of record in Instrument 20001122-0115320, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kurt M. Schlachter and Lisa D. Schlachter, husband and wife by Deed from Vindon M. Tekkam and Shipla Vinod Tekkam, husband and wife of record at Instrument No. 201105020033344, Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 2, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument 200011220115320, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Sterling Oaks of record in Book 10951, Page 547,as amended in Book 11514, page 959, and Declaration of Covenants and Restrictions for Sterling Oaks, Phase III, in Instrument 200012140123042, Register's Office for Williamson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20140005903 DEEDWARR
Recvd: 01/27/14 10:02 2 pgs
Fees:13.00 Taxes:1036.00
20140127-0007124

By-Laws in Book 10951, page 587 and Instrument 200012140123043, Register's Office for Davidson County, Tennessee.

Rules regarding enforcement of governing documents in Instrument Number 20130419003923, Register's Office for Davidson County, Tennessee.

Charter of HOA in Book 10951, page 540, and Instrument 200012140123041, as to Phase III, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common areas in Instrument 200505100052774 and 201104210030897, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage in Book 7121, page 177, Book 7121, pages 181 and 185, Book 7250, page 761 and Book 7573, page 231, Register's Office for Davidson County, Tennessee.

Easement grant BellSouth Telecommunications of record in Instrument Number 20010824-0091876, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5948 Westheimer Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2014.

Kurt M. Schlachter

Lisa D. Schlachter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kurt M. Schlachter and Lisa D. Schlachter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014